

## Attachment "B" for EBK Team

### Development Parameters

Space Summary	GBA*	# of Units	# of Stories	Land Allocation (acres)
Residential	960,000	800	15	40 acres
Office	2,000,000		15	37 acres
Retail	100,000			On both sites
Restaurant				
Entertainment (non-arena)				
Hotel				
Other				
Totals	3,060,000	800	15	77 acres
FAR** <i>for both schemes</i>	0.91			

\*Gross Building Area  
\*\* Floor Area Ratio

Development Parking	Total # of Spaces	# of Structured	# of Surface	# of Off-Site	% Shared with Other Use
Residential	1,600	800	800	Not applicable	Not applicable
Office	8,000	5,400	2,600		
Retail					
Restaurant					
Entertainment (non-arena)					
Hotel					
Other					
Total Parking	9,600	2,170,000	3,460	Not applicable	Not applicable
Total GBA		280,000			

**Coliseum Building Status**

Continued Use (Y/N)	Y	<i>Residential Scenario Only</i> <i>Residential &amp; Office Building Scenario Only</i>
Demolition (Y/N)	Y	
Expansion Only		

Increase in Square Footage	
Construction Timing (Commence/Complete)	
Anticipated Costs	

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Renovation Only		<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">                 Increase in Square Footage                  Construction Timing (Commence/Complete)                  Anticipated Costs             </div> <div style="width: 55%;"> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div> </div> </div>	
Alternate Use (Y/N)			
Coliseum Parking	# and Cost of Spaces On-Site, Structured # and Cost of Spaces On-Site, Non-Structured # and Cost of Spaces Off-Site, Structured # and Cost of Spaces Off-Site, Non-Structured	Number <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div>	Cost <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div>
Construction Timing		Commence	Complete
		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<b><i>(Please see Notes A below in Development Notes)</i></b>			
<b>Development Construction Costs</b>	<b>Hard Costs</b>	<b>Soft Costs</b>	<b>Total Costs</b>
Residential	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Office	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Retail	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Restaurant	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Entertainment (non-arena)	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Hotel	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Infrastructure (site improvement/parking)	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Other	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Sub-totals	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<b><i>(Please see Notes B below in Development Notes)</i></b>			
<b>Development Timing</b>	<b>Commence</b>	<b>Complete</b>	
Planning/SEQRA	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Zoning Approvals	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Construction	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Lease-up/Sell-out	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
Stabilized Occupancy	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	

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#### Development Notes

##### Notes A on Development Value/Costs:

800 Residential Units totalling 960,000 sq. ft. in 4 buildings will have an estimated Total Full Market Value of \$480,000,000

We anticipate a sales price per square foot of \$400-500 for the condos

2,000,000 sq. ft. of Class A Office space in 3 buildings will have an Estimated Total Full Market Value of \$562,500,00

We anticipate a rental price per sq. ft. for the commercial office space of \$28-35

The **Total** 2,900,000 sq. ft. of development which includes 100,000sf of Retail will have an Estimated Total Full Market Value of \$1,042,500,000

##### Notes B on Development Timing:

We anticipate that we will commence construction approximately 30-60 days after obtaining permits.

In regards to the residential development, we estimate the commencement of one residential tower per year with each tower taking

12-18 months to complete and occupy.

Completion of the office complex is expected to take 12-16 months per building. Full occupancy is estimated to be within 4-6 years of commencement.

Absorption and occupancy rates will be pursuant to market conditions.

We anticipate the completion of 200 condominium units per year and the completion of approx. 1 office tower of approximately 350,000 sq. ft. per year.

At stabilization, we anticipate an occupancy rate of approximately 93% in the office space and 100% in the condominium complex.